

COUNCIL ON HOUSING
Public Session
Luther Towers Building I
Dover, Delaware
February 13, 2013

Motions

- Approval of January 9, 2013 Minutes.
- Approval of the Claymont Street Apartments, Resolution No. 458.

Action Items

- Mr. Ben Addi – invite DelDOT and DEDO to participate in creating the Housing Needs Assessment RFP.
- Ms. Eliason – provide information on subsidies that are available to assist more very-low income, disabled people.
- Ms. Eliason – provide Council with a copy of 811 application when it is created.
- Ms. Eliason – report on the effectiveness of Resolution No. 398, passed in December 2009, encouraging the use of minority and women-owned businesses.
- Mr. Heckles – confirm date, time, and place of the annual Fair Housing Conference.

March 13, 2013 Agenda Items

- DSHA Housing Management programs presentation.
- Source of Income presentation.

Important Dates

- February 27 – DSHA Bond Bill hearing at 10:30 a.m. in Legislative Hall.
- March 13 – next Council meeting.

Ms. Sokolowski, Chair, called to order the public session of the Council on Housing at 2:00 p.m. on February 13, 2013. In addition to Ms. Sokolowski, the following Council members were present:

Francis Julian	Donna Mitchell
Hugh Leahy	Vincent White
Corrine Massey	Norma Zumsteg

The following Council members were absent and excused from the meeting:

Pat Batchelor	Ralph Peters
Connie Louder	

Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)
Lynda Blythe, Administrative Specialist III, DSHA
Susan Eliason, Director of Housing Development
Matthew Heckles, Legislative and Policy Advisor, DSHA

Guests present:

Catherine McKay, Connections Community Support Programs, Inc.
Donald Burris, Luther Towers

APPROVAL OF MINUTES

Mr. Julian moved, and Mr. Leahy seconded, that the Minutes of January 9, 2013 be approved as written. The motion was passed unanimously.

DSHA REPORT – Mr. Ben Addi

- February 5 – Joint Finance Committee hearing -
 - Ms. Batchelor and Ms. Sokolowski were thanked for their attendance and Ms. Sokolowski's testimony.
 - DSHA received very positive feedback.
- February 27 – Bond Bill hearing at 10:30 a.m. at Legislative Hall.
- 2014 State Budget –
 - Could have a deficit of between \$50 and \$150 million.
 - Tax increases, instituted in 2009, will be continued, not sunsetted as originally planned, but reduced.
 - Governor Markell is still focused on his three priorities:
 - Economic growth and jobs
 - Education system
 - More efficient government
- HUD Section 811 Application –
 - DSHA will be awarded, as requested, \$5.1 million for the five-year program (\$1 million per year).
 - Funds will be used to create set-asides for units for very low-income disabled tenants.
 - Goal is to support 145 to 150 units, with a maximum of 25% of units per development.
 - DSHA will work with developers, management agencies, and Department of Health and Social Services (DHSS) to create a simple application process.
 - Council will be provided a copy of the application form.
 - Funds may be leveraged with other assets.
 - Subsidy provided by program is renewable for 20 years.
 - A press event, coordinated with Rita Landgraf, DHSS Secretary, is being planned.

- Housing Needs Assessment –
 - Time frame is 2015 through 2020.
 - A steering committee of 25-30 people, comprised of individuals from various low-income housing sources, representatives from New Castle, Kent, and Sussex Counties, as well as those from the City of Dover and Wilmington, and the Office of Management and Budget will be created to prepare a Request For Proposal (RFP).
 - DelDOT and the Delaware Economic Development Office (DEDO) will also be invited to participate in the creation of the RFP.
 - The RFP will be created, reviewed by the steering committee, and then published.
 - A consultant will then be selected to work with the steering committee as well as address the Council for their feedback.
 - The consultant will be asked to look at customized needs based on communities being served.
 - Regional needs will also be included in the assessment.
 - Timeline –
 - The steering committee meeting for the RFP will be held February 19, 2013.
 - The RFP process will go through the end of May 2013.
 - Consultant will begin work the summer of 2013 through the summer of 2014.
 - Plan is due to HUD May 2015 and will begin July 2015 to 2020.

Mr. Leahy noted that the Housing Needs Assessment, and possibly the Analysis to Impediments to Fair Housing, will be used in reviewing future HDF loan applications. Also included in the reviews will be the census tract, which is divided into three sections with corresponding points awarded:

- Impacted – no points
- Severely impacted – points only for new construction
- Areas of opportunities – points for both new and rehab construction

The census tract, which was approved by the office of Fair Housing at HUD, is an independently defined area and is the most reasonable and easily defined way to view the area.

COMMITTEE REPORTS

CHAIR – Ms. Sokolowski

Ms. Sokolowski, Ms. Batchelor, Mr. Peters, and Mr. White presented the Council's annual Report to Governor Markell on January 18th. It was noted that the Governor:

- Understands the importance of affordable housing in Delaware.
- Will follow up, with Mr. Ben Addi, the priorities in the Council's Annual Report.
- Requested Council's continued input on the governing of the state.
- Encouraged Council's work with DSHA on policy advocacy.
- Asked if there are areas where affordable housing is needed and not available. He was informed that there are many.

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A presentation on the Qualified Action Plan (QAP) by Ms. Eliason will be given at a later date.

LOAN REVIEW – Mr. Leahy

The committee met on February 4th and reviewed one funding request. Also a lengthy discussed ensued regarding the demand and supply of homeownership developments and rental developments, issues of concentration, and the fact that the QAP is annually updated to reflect the most current and crucial affordable housing needs.

It is the recommendation of the committee, after due discussion, that the following request be considered by Council:

- Claymont Street Apartments – Resolution No. 458. Mr. Julian moved the request be approved, Mr. Leahy seconded the motion which was unanimously passed with six yes votes.

Mr. White asked that DSHA staff provide information as to the effectiveness of Resolution No. 398, passed in December 2009, encouraging the use of minority and women-owned businesses.

OPERATIONS – Ms. Sokolowski for Ms. Louder

Ms. Sokolowski reported on the results of the recent Council member survey. The three goals and results of the survey were:

1. Learn more about who is on the Council
 - a. There are African American and Caucasians but no Hispanic or Other ethnicities represented.
 - b. All members are over 40.
 - c. Lacking in legal and affordable housing financing knowledge.
 2. Training
 - a. Low understanding of public housing, rental subsidy programs, multi-family, and mortgage and homeownership programs.
 - b. Need training on the various DSHA programs.
 3. How to receive training
 - a. Extended day before or after a regular meeting.
 - b. Webinar.
 - c. Both manners of training will be held to determine the best method.
- Annual Fair Housing Conference – DSHA will pay the fee for Council members to attend. Mr. Heckles will advise members of the exact April date, place, and time.

Mr. Heckles has scheduled DSHA training, thus far, as follows:

- Housing Finance programs – during the March 13, 2013 regular meeting.
- Housing Management programs – manner and date to be determined.

Subsequent to this meeting the above schedule has been reversed.

HOUSING POLICY – Ms. Zumsteg for Mr. Peters

Chris Whaley, DSHA Housing Management Director, gave a presentation to the committee on the complexities and opportunities of the process to automate and consolidate waiting lists for public housing in Delaware. The committee decided to move forward and speak to a third party, named SocialServe, to assist DSHA and encourage other housing authorities to participate in the creation of the consolidated list.

Fair Housing legislation and the need to continue advocacy were also discussed.

COMMUNICATIONS – Mr. Heckles

Fair Housing legislation has been introduced to add a protected class, entitled Source of Income, to the Fair Housing Code. The purpose is to prohibit discrimination of renters based on source of income. DSHA contacted the State Council for Persons with Disabilities to sponsor the legislation and work with the Department of Human Relations to achieve the goals. Educational information on this legislation will be presented at the March 13th meeting.

OTHER BUSINESS OLD/NEW – none.

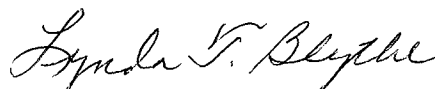
SCHEDLING OF NEXT MEETING

The next meeting will be held on March 13, 2013 at Buena Vista, New Castle, Delaware, at 2:00 p.m.

ADJOURNMENT

Upon motion made by Ms. Zumsteg, and seconded by Mr. Leahy, the meeting was adjourned at 3:45 p.m.

Respectfully submitted,



Lynda T. Blythe

Note: Copies of materials referenced as “attached” in these Minutes are available upon request.